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(3) Lease Agreement between James McSherry, Executor and Robert C. Ferguson, and his wife, copy of which is attached hereto and made a part hereof. The rent therein provided to be adjusted to the final date of settlement.

The price of said property is the sum of Ninety-five Thousand Dollars (\$95,000) of which the sum of Ten Thousand Dollars (\$10,000) is paid upon the execution of this agreement, the balance of Eighty-five Thousand Dollars (\$85,000), to be paid on the final settlement date.

It is understood and agreed that final date of settlement shall be on or before the expiration of ninety (90) days from the date hereof, with the further understanding that settlement shall be as soon after the date hereof as convenient to the parties, but not later than ninety (90) days from the date hereof.

It is understood and agreed by and between the parties hereto that the said Vendor shall furnish to the said Vendees, or their nominees, a deed conveying a good and merchantable, fee simple title to the premises, free and clear of all liens and encumbrances, subject to the lease agreements hereinabove referred to, and final ratification and approval of sale by the Circuit Court for Frederick County, upon payment of the balance of the purchase price as hereinabove provided.

It is understood and agreed that possession of the premises, subject to the lease agreements above referred to shall be delivered to the Vendees upon final settlement date.

It is understood and agreed that taxes shall be adjusted to the final date of settlement.

It is understood and agreed by and between the parties that the Vendor shall furnish the deed; all other conveyancing costs including documentary stamps, shall be at the expense of the Vendees.

COPY

JAMES McSHERRY
ATTORNEY AT LAW
FREDERICK, MARYLAND